

CHAPTER 2

PROJECT DESCRIPTION

This chapter provides a description of the proposed Hall Property Community Park and the proposed components of the project that are analyzed in this EIR. The project location, site characteristics, and objectives of the project are also provided.

2.1 ENVIRONMENTAL SETTING

As required by CEQA Guidelines Section 15125, this section presents the environmental setting of the proposed project. The environmental setting must include a description of the physical environment conditions in the vicinity of the project as they exist at the time the NOP is published, or if no NOP is published, at the time the environmental analysis is commenced from both a local and regional perspective. Consistency with adopted local and regional plans is discussed in Section 3.1, Land Use.

The City proposes to develop a community park on a 44± acre parcel immediately west of I-5 within Encinitas. Encinitas is a coastal community located within northern San Diego County, approximately 25 miles north of San Diego (Figure 2-1). Encinitas spans approximately 6 miles of coastline and is bordered by Carlsbad to the north and Solana Beach to the south. This project property is known as the Hall property and was previously used for agricultural flower cultivation operations. The project site is irregular in shape but is generally bounded by I-5 to the east, Santa Fe Drive to the north, Rubenstein Avenue to the west, and Warwick Avenue to the south. Figure 2-2 shows the location of the project. The project site is in the Encinitas community known as Cardiff-by-the-Sea (Cardiff). The surrounding residential areas are generally fully developed with a mixture of older developments as well as newly constructed homes. The shopping center to the north along Santa Fe Drive is a typical commercial development including retail stores, a fitness facility, grocery store, fast food establishments, gas station, and other similar uses. Along the western boundary is a small cut flower operation that is currently accessed via the property driveway.

The project site is currently vacant with no ongoing agricultural operations. There are remnants of old structures (both wood and metal framed) related to the previous agricultural use of the site remaining on the property. In addition, there are five residential structures located on the project site, two of which are occupied with tenants who have leased these residences from the City. The remainder of the site is disturbed, but undeveloped. After the cleanup activities occurred in 2003, the site was hydroseeded with a native seed mix. Vegetation is generally limited to these hydroseeded areas with a moderate growth of grass and weeds on other areas of the site. Plants, shrubs, and moderate to



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Figure 2-1
Regional Map



**Figure 2-2
Project Site**

large trees are located in the vicinity of the two residences on the eastern side of the property and at the residences and structures at the northwest corner of the site. The site has been fenced to avoid trespassing and vandalism. Photos of the project site in its existing condition are shown in Figure 2-3.

In general, the project site gently slopes from north to south with elevations ranging from 180 feet above mean sea level (MSL) on the northern side of the site to approximately 220 feet above MSL on the southern side of the site. Site drainage flows generally towards the center of the property to a low point along the western boundary and then runoff enters Rossini Creek through a series of existing culverts and a drainage pipe as well as via sheet flow.

This site condition is the baseline used in the environmental analysis of the project in Chapter 3. More detailed descriptions of the environmental setting specific to each environmental issue area (i.e., geology, traffic, air quality, etc.) are provided in the individual sections within Chapter 3.

2.2 SURROUNDING LAND USES

A mixture of land uses surrounds the project site. Directly east and adjacent to the site is I-5, which runs north-south within the California Department of Transportation (Caltrans) right-of-way. The interstate is generally elevated above the level of the project site. North of the project site is Santa Fe Plaza, a commercial and retail shopping center. This commercial center blocks visual access and limits vehicular access from the north side of the project site. Residential development surrounds the site to the west and south. These residential neighborhoods are a combination of both new and longstanding developments. West of the site is the Cardiff Glen single-family residential area. South of the project site is an older, more eclectic residential neighborhood.

2.3 PROJECT OBJECTIVES

Project objectives are used to develop and evaluate a range of alternatives to the proposed project. A description of the project objectives is required by Section 15124 of the CEQA Guidelines.

The objective of the project is to develop a community park that:

1. Provides a variety of recreational facilities that are predominately active park uses,
2. Maximizes the number and use of athletic fields that help to offset the unmet needs of Encinitas while preserving other desired features of the park site,
3. Provides multiple vehicular and pedestrian access points,
4. Provides adequate recreational facilities for all user groups,
5. Maximizes use of recreational facilities during park hours, and
6. Provides a buffer to separate active park uses from the adjacent residential uses.



Existing Site Conditions 1. February 28, 2005



Existing Site Conditions 2. February 28, 2005

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Figure 2-3 Existing Site Condition Photographs

2.4 PROJECT BACKGROUND

The City has a documented shortage of active recreational facilities and parkland. The following sections detail the park facilities needs of the City and the process the City has undertaken to purchase property and develop the proposed project plans.

2.4.1 Park Needs Within the City

As documented in the City of Encinitas General Plan (City of Encinitas 1989), Encinitas has a shortage of dedicated community park space. Specifically, this documentation is included within the General Plan's Recreation Element and the Recreation Technical Report. The Recreation Element identifies a broad range of goals and policies for the development of new park and recreational facilities. Section 3.1, Land Use and Planning, includes a more in-depth discussion of the proposed project's consistency with the goals and policies of the Recreation Element. As discussed in Section 3.1, a portion of applicable policies of the Recreation Element include: Policy 1.4 – to establish a balance of natural open space and improved recreational open space and implement measures to preserve, and maintain the natural environment; Policy 1.5 – to provide a minimum of 15 acres of local recreational area for each 1,000 population for the entire community; Policy 1.8 – to establish a system of parks so that each community (Leucadia, Old and New Encinitas, Cardiff-by-the-Sea, and Olivenhain) is within a community park service area; and Policy 1.15 – to provide the playing fields necessary to serve the community.

Prepared in support of the Recreation Element is the Recreation Element Technical Report, included as Appendix P to this EIR. This report describes the existing parks and recreational facilities in the City and assesses the need for additional facilities. In 2007, an updated Specialized Facilities Needs Assessment was prepared to analyze the recreational needs of the City, also included in Appendix P. Table 2-1 shows the types of facilities and the project need for those specific recreation facilities.

Table 2-1. Encinitas Recreational Facilities Needs

<u>Activity/Facility¹</u>	<u>Service Area Radius</u>	<u>Standard Units/Population</u>	<u>Existing No. of Facilities</u>	<u>Projected Need for Facilities</u>
<u>Badmitten</u>	<u>¼ - ½ mile</u>	<u>1/5,000 persons</u>	<u>0</u>	<u>12</u>
<u>Basketball</u>	<u>¼ - ½ mile</u>	<u>1/5,000 persons</u>		
- <u>full court</u>			<u>3</u>	<u>9</u>
- <u>half court</u>			<u>10 ½</u>	
<u>Handball</u>	<u>15-30 min travel time</u>	<u>1/20,000 persons</u>	<u>0</u>	<u>3</u>
<u>Tennis</u>	<u>¼ - ½ mile</u>	<u>1/1,000 persons</u>	<u>4</u>	<u>58</u>
<u>Volleyball</u>	<u>¼ - ½ mile</u>	<u>1/1,000 persons</u>		<u>54</u>
- <u>indoor</u>			<u>2</u>	
- <u>outdoor</u>			<u>6</u>	

<u>Activity/Facility¹</u>	<u>Service Area Radius</u>	<u>Standard Units/Population</u>	<u>Existing No. of Facilities</u>	<u>Projected Need for Facilities</u>
Baseball - <u>lighted</u>	<u>¼ - ½ mile</u>	<u>1/5,000 persons</u> <u>1/30,000 persons</u>	<u>4</u> <u>3</u>	<u>8</u> <u>0</u>
Football	<u>15-30 min travel time</u>	<u>1/20,000 persons</u>	<u>0</u>	<u>3</u>
Soccer	<u>½ mile</u>	<u>1/10,000 persons</u>	<u>1</u>	<u>5</u>
Track	<u>15-30 min travel time</u>	<u>1/20,000 persons</u>	<u>0</u>	<u>3</u>
Softball	<u>¼ - ½ mile</u>	<u>1/5,000 persons</u>	<u>4 (lighted)</u>	<u>8</u>

¹Facilities identified in General Plan – Recreation Element Technical Report RTR-22

Source: Needs Assessment for Specialized Facilities, City of Encinitas 2007. Attached in Appendix P.

As shown in Table 2-1, the Specialized Facilities Needs Assessment identified the need for eight baseball fields, three football fields, five soccer fields, and eight softball fields. This table also includes a service radius for each activity/facility and the number of facilities needed per persons (i.e., 1/5,000 persons or 1 court/1,000 persons, etc.).

Based on these documents and the current ratio of park/recreation lands to the existing population of 1.51 acres per 1,000 residents, the City would continue to have a shortage of dedicated community park space and active recreational facilities with project implementation. With the addition of the proposed park, the City's ratio of park and recreational facilities to population would increase to 2.21 acres per 1,000 residents, but would still be below the General Plan's minimum ratio of 15 acres per 1,000 residents.

2.4.2 Park Planning Background

The City has been actively pursuing a property of appropriate size and location to construct a new community park to help fulfill the need for additional parks. In 1999, the City purchased a 19-acre parcel on Manchester Avenue near San Elijo Lagoon with plans to construct at least three soccer fields. The project was appealed to the California Coastal Commission, and the City placed the project on hold and ultimately withdrew the application for the park project.

In May 2001, the City purchased the 44± acre Hall property. Greenhouse operations remained active for approximately 1 year after the City took possession of the property. In December 2001, the City awarded a contract for design and planning services for the park. In May 2002, several conceptual access alternatives to the property were presented to the City Council.

A public workshop was held on June 8, 2002, to gather input from the community on potential design concepts for the park. Nearly 200 citizens participated in the event. The purpose of the workshop was to gain information, ideas, and input from the community. The information generated by the

public meeting was used to prepare a “Community Input Plan,” which was presented to the City Council in July 2002. Based on the public workshop discussions, the City Council directed modifications to the preliminary design for the park.

Additional public meetings were held with the City Council to gather input on the design of the park and to refine the proposed plan for the park. As a result of these meetings, the buffer area between the residential neighborhoods to the west was enhanced, the design of the amphitheatre and teen center was refined, and alternative designs to address the potential for a municipal pool in the northern portion of the park were developed.

2.5 PARK COMPONENTS

The City has developed a preliminary design for the proposed community park (RJM 2004), which is provided as Figure 2-4. As shown in this plan, the park would include a mixture of active and passive uses. Active components in the park would include softball/baseball fields, ~~a basketball court,~~ multi-use turf fields, a teen center, a dog park, an amphitheatre, a skate park, and a possible aquatic facility. Passive elements of the park would include gardens, picnic areas, trails, and a scenic overlook. The following paragraphs describe these components of the park. Figure 2-4 shows the proposed park layout, including facilities, parking, access points, and the general location of the park within the city. Equitable use of the proposed park would be promoted as outlined in the City of Encinitas Parks and Recreation Department policies (CS A005 and CS A006). The conceptual landscape plan for the park is also shown in Figure 2-4.

2.5.1 Multi-Use Athletic Fields

Three softball/baseball diamonds would be developed in the middle portion of the property. The softball/baseball facilities would include two full-size fields and one smaller Little League/T-ball-sized field. A landscaped buffer would help to separate the two large fields. Bleachers would be located next to each field to provide seating. Standard batting cages would be located next to the fields. Loudspeakers would not be used at the ball fields. An exception would be that loudspeakers could be used for special events (three to four times a year) and would be subject to a special events operations permit application process. The ball fields would typically serve organized resident sports leagues and could participate in cohosting regional tournaments in association with other parks in the area.

Multi-use turf fields would be developed throughout the property. The rectangular turf fields would be used for sports activities such as soccer or lacrosse. Five independent turf fields are planned in the design of the park. Three of the turf fields would be approximately 210 feet by 300 feet, one turf field would be 240 feet by 300 feet, and the final turf field would be 180 feet by 300 feet. Three of the five turf fields are overlaid on the three softball/baseball outfields.



Figure 2-4
Proposed Project and Conceptual Landscape Plan

2.5.2 Aquatic Center

The potential for a municipal pool has been included as a feature in the proposed park. The preferred aquatic facility would be located in the northeast corner of the park and would include two pools, a bathhouse, and shade structures. The bathhouse would be approximately 5,000 square feet and include showers and restrooms. One of the pools would be a 25-yard by 25-meter pool (approximately 6,500 square feet), located in the northern portion of the aquatic facility. The other pool would be a separate recreation pool (also approximately 6,500 square feet). A lifeguard would be on duty at the aquatic facility during all hours of operation.

2.5.3 Teen Center

A teen center would be developed in the northwest corner of the property. The teen center would be approximately 5,000 square feet and would be focused on youth, ages 12 to 18. The teen center would provide hosted events and activities for area youth. An outdoor plaza would be located just behind the teen center. An enclosed outdoor activity area would be located adjacent to the teen center. On typical weekday mornings, the teen center facility could be used for events such as community group meetings, activity rentals, and City business meetings pending staff/supervision availability. Typical weekday afternoon activities may include a study center, snack bar, volunteer center, community health and wellness information, teen job center, fee-based instructional classes (arts/crafts, dance, etc.), support groups, Youth Commission subcommittee meetings, community group meetings, etc. Evening hours on Fridays and Saturdays could be used for a concert/dance hall.

2.5.4 Amphitheatre

An open air amphitheatre would be constructed near the center of the property on the west side. It would be designed to host special events, such as poetry readings or plays. The amphitheatre would seat approximately 75 to 100 people. Formal use of the amphitheatre would occur only with approval of a special events operation permit, issued by the City. No amplification or stage lighting would be allowed at the amphitheatre.

2.5.5 Skate Park

A skate park would be located in the northern portion of the site near the proposed teen center. This facility would consist of a concrete foundation with various ramps and platforms for skating. The skate park would encompass approximately 13,000 square feet and would be fenced. This facility would be unsupervised and lit for nighttime use.

2.5.6 Dog Park

A dog park would be developed on a parcel that is not contiguous with the main property but would be connected by a pathway. The dog park would provide an area where dog owners could unleash their dogs for play and exercise. The dog park area would be fenced to contain the dogs while not leashed. A kiosk would be located at the dog park entrance to accommodate information and regulations for use of the dog park. A gazebo providing shade for users of the park would be located within the fenced area of the dog park. Pedestrian lighting would be provided within the dog park for safety purposes during evening hours.

2.5.7 Trails and Gardens

Trails would be located along the western boundary of the site and would loop around the athletic fields within the park. These pathways would be in the form of 12-foot-wide, concrete-paved sidewalks and an 8-foot-wide pedestrian path of stabilized, decomposed granite with an 8-inch concrete header on each side. Athletic stations would be located along the trail system. A rock-lined, dry stream feature would run parallel to the pathway system on the west side of the park. A pedestrian bridge would cross the stream south of the amphitheatre. A conceptual rendering depicting the proposed trails and gardens is provided in Figure 2-5.

A landscaped buffer and garden area is planned along the western and southern boundaries of the site to provide separation from the adjacent residential development. This buffer would be planted with landscaping, such as trees and shrubs, to block light and noise and to provide a visual barrier between the park and the adjacent residential areas. The landscaped buffer would be planned in coordination with the trail system and would include features such as individual water, herb, and flower gardens; benches; and picnic pads. The conceptual buffer and garden area landscape plan is shown in Figure 2-6.

2.5.8 Other Park Features

Other park amenities, including ~~two toddler play areas~~ one toddler play area and four covered picnic areas, would be located within the park. Two freestanding restroom facilities (approximately 20 feet by 20 feet each) are also included in the park design; one would be located in the northwest corner (near the dog park) and the second would be located near the concessions facility at the full-size baseball/softball fields. Restrooms would also be located in the proposed teen center and aquatic center.



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Figure 2-5
Trails and Gardens Conceptual Drawing

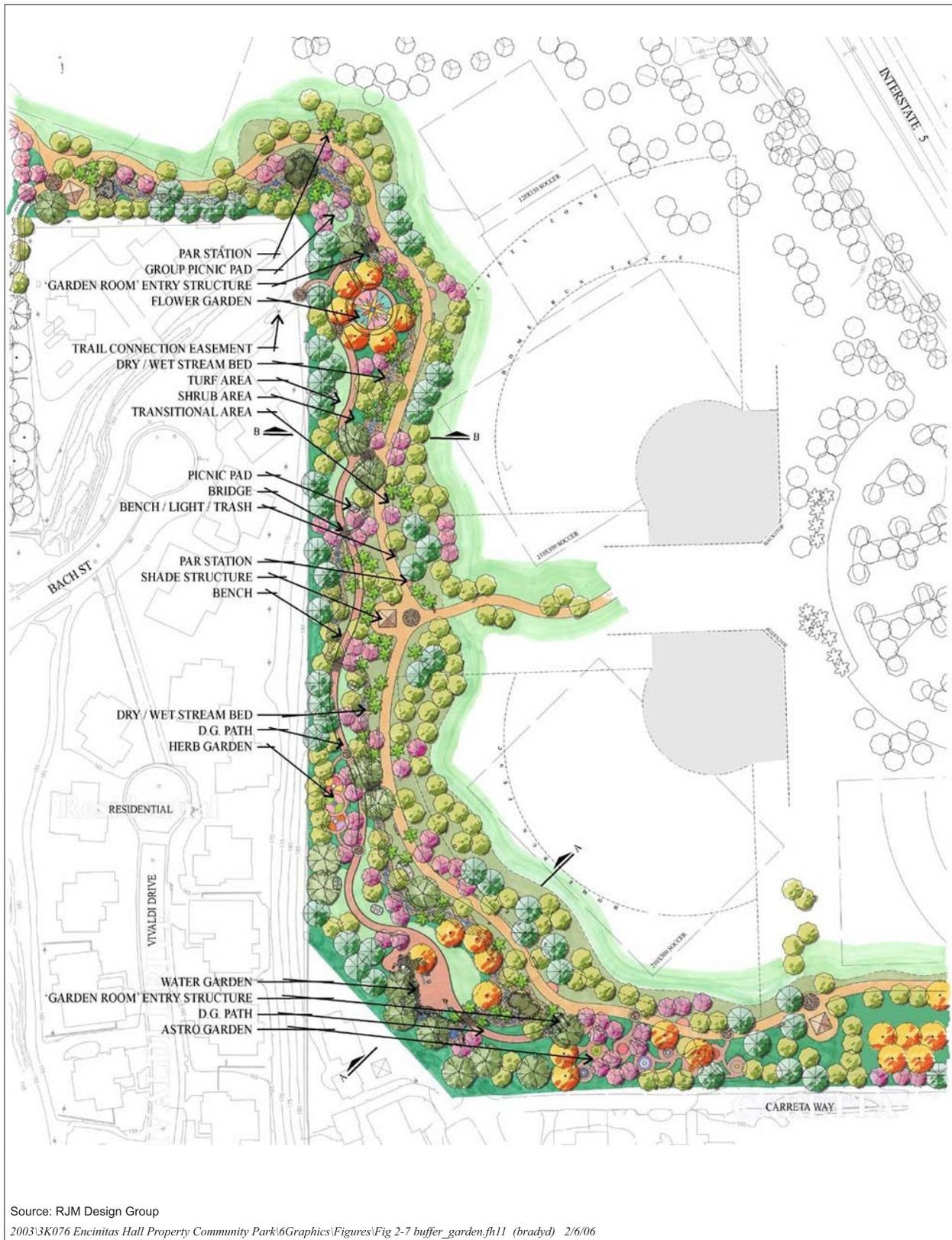


Figure 2-6
Conceptual Buffer and Garden Area Landscape Plan

Raspy Growers, an existing commercial cut flower service, will remain in its location on the west side of the property. It is located just outside of the park boundary near the proposed dog park, at 335 Santa Fe Drive. Raspy Growers would have a dedicated driveway for customer access.

Special events would be scheduled at the park through the Parks and Recreation Department. Special events could include programs or other activities that would run until 12:00 midnight on Friday or Saturday nights at the teen center. Special events taking place at unlit outdoor locations, such as the amphitheatre, would be limited to daylight hours. If lighting were to be approved as part of the project, special events at the athletic fields could take place until 10 PM when the lights would be shut off. Special events at the park are anticipated to include a wide range of activities such as youth group meetings, lectures, athletic tournaments, receptions, community fairs, and other similar types of events. Any special event would require a special events operation permit. Special events would only be approved by the Parks and Recreation Department if they did not conflict with other activities and if special conditions for event planning were addressed. It is anticipated that the frequency of special events would be an average of approximately one event per month at the teen center, and one event per month at the amphitheatre. Special events at the athletic fields are anticipated to occur three to four times a year. Most special events would occur on one day; however, at the most, some events could take place over three days (Friday, Saturday, Sunday).

Recycled water for the park's irrigation system would be provided through existing connections to the San Dieguito Water District's (SDWD) recycled water system. Potable water would be provided to the park through existing connections by the SDWD. San Diego Gas & Electric (SDG&E) would provide gas and electric services to the proposed park. A full explanation of services and utilities that would be provided to the proposed park is detailed in Section 3.11, Public Services and Utilities.

2.5.9 Hours of Operation

The general hours of operation for the community park would be 5:00 AM to 10:00 PM, 7 days a week. The skate park, athletic fields, and dog park would not open until 8:00 AM, and organized activities and events would not occur prior to 8:00 AM. As a further restriction, the dog park would also close at 9:00 PM.

The teen center would generally be open after school and on the weekends. The teen center could be open until the closing time of the park (10:00 PM). During summer and school breaks, the teen center would also be open in the mornings and early afternoons.

Use of the amphitheatre would be allowed Sunday through Thursday from 10:00 AM to 9:00 PM, and Friday and Saturday from 10:00 AM to 10:00 PM.

As described in Section 2.5.8, Other Park Features, special events may take place at the park with a special events operation permit until 12:00 midnight on Friday and Saturday nights. Special events taking place into late evening hours would occur at the teen center facility. Special events that would occur at outdoor facilities would be limited to daylight hours. However, if athletic field lighting were to be included in the project, special events held at the athletic fields would end by 10:00 PM because the athletic field lighting would be shut off at 10:00 PM.

2.5.10 Park Users

Based on the wide variety of facilities proposed throughout the park, a wide range of user groups are anticipated to use the park. Park components cater to all ages, such as children's play areas for toddlers to passive walking trails and sitting areas for older adults.

Per the Encinitas Park and Recreation Department's Athletic Field Use Policy, resident recreational teams would be granted first priority for field use (i.e., Encinitas Little League, Encinitas Soccer League, San Dieguito Pop Warner, etc.). City recreational programs would also have priority (i.e., adult softball, youth camps/clinics, etc.). Typically, these user groups would take up a majority of available field space. The City would not host a regional tournament, but local youth sports leagues are typically on a rotating tournament host assignment, pending field availability. Any tournament event would be subject to a special events operations permit application process. Youth activities would typically take place after school, on weekends, and during summer months. Adult field use would be anticipated in the evenings and on weekends.

Other park components would serve various user groups. The teen center is geared towards youth ages 12 to 18 and would provide activities during after-school hours, weekends, and throughout the summer months. Youth are also anticipated to be the main user groups for park components such as the skate park and aquatic center. Families are anticipated user groups for amenities such as the children's play areas, trails, picnic areas, and the aquatic center.

2.5.11 Parking and Access

Parking

Parking lots would be located throughout the park, with both standard and Americans with Disabilities Act (ADA) accessible parking spaces. Because the park would encompass a large area, several lots are planned in various locations to serve each individual park facility. Larger parking lots are planned near the softball/baseball fields, the teen center, and the aquatic facility. A smaller parking lot is planned in the southeast corner of the park. The proposed number of parking spaces available in

each parking lot is summarized in Table 2-2. The proposed park plan provides for a total of 419 parking spaces throughout the park, 17 of which would meet ADA accessibility standards (accessible).

Table 2-2. Parking Spaces at each Parking Lot within the Park

	Standard	ADA Accessible	Total
Teen Center	69	6	75
Skate Park	124	2	126
Aquatic Facility	53	5	58
Baseball/Softball Fields	104	2	106
Southeast Corner	52	2	54
TOTAL PARKING	402	17	419

The Traffic Impact Analysis prepared for the project by Linscott, Law & Greenspan (LLG 2006) includes an evaluation of the adequacy of the amount of parking proposed by the project. This analysis is contained in this EIR as Appendix B. Detailed parking counts were conducted at three existing parks to compare parking demand at similar facilities. Based upon this analysis, the average and peak parking demand rates at each of the three parks for two Saturdays and one weekday are included in the Traffic Impact Analysis. The average parking demand for the Hall Property Community Park would be 4 parking spaces per acre on Saturday and 3 parking spaces per acre during the week. The peak parking rate would be 6 spaces on Saturday and 4 spaces during the week. Using the maximum demand rate of 6 parking spaces per acre, the 44± acre park would require a minimum of 264 parking spaces to meet peak parking demand. Thus, the 419 parking spaces provided by the proposed park would exceed the anticipated maximum parking demand. The Traffic Impact Analysis also evaluated a worst-case parking scenario for a large special event and this analysis is included in Section 3.2, Traffic and Circulation.

Vehicular Access

Two vehicular access points would provide ingress and egress to the park as shown in Figure 2-4. One public access point would be located off Santa Fe Drive at the northwest corner of the property. This access would travel along the western side of the Santa Fe Plaza shopping center and enter the property near the teen center. There would also be an access drive dedicated to the existing Raspy Growers, on the west side of the property.

The second vehicular access would be located off Mackinnon Avenue at the southern end of the park. Currently, Mackinnon Avenue is a through street that provides access across I-5. The project would eliminate through travel on Mackinnon Avenue across I-5 between Birmingham Drive and Villa Cardiff Drive. Traffic would continue to travel on the Mackinnon Avenue bridge from the east across I-5 and enter directly into the park. Mackinnon Avenue would terminate within the park and transition to the

park access road as depicted in Figure 2-4. On the west side of I-5, Mackinnon Avenue would terminate in a cul-de-sac near the southeast corner of the park. The direct connection for through, nonemergency traffic on Mackinnon Avenue over I-5 would be eliminated. However, emergency access would continue to be available from the west side of Mackinnon Avenue across the bridge to the east side of I-5. A small access road would connect the new cul-de-sac within the park to Mackinnon Avenue on the west side of the freeway. This access would be gated at the cul-de-sac with a remote-controlled gate, allowing quick access for emergency vehicles only. The access road connecting the cul-de-sac and Mackinnon Avenue would meet all emergency access roadway standards. In addition, the emergency access road would be covered with a pervious grass paving system, which allows grass to grow but still maintains a high load-bearing surface for large emergency vehicles. This would allow for an attractive green space area while providing an adequate access road for emergency vehicles.

The proposed community park originally included the realignment of the Mackinnon Avenue bridge in anticipation of the I-5 widening project and to facilitate more direct, perpendicular access to the park. However, since the conceptualization of the park and the further development of project plans, the Mackinnon Avenue bridge realignment has been redirected to Caltrans as the agency with primary authority over this infrastructure improvement. Caltrans will likely require improvements to the Mackinnon Avenue bridge as part of the I-5 widening project. The existing bridge has support structures that are too narrow to accommodate the widening of I-5; therefore, modifications or replacement of the bridge is anticipated. Caltrans has primary jurisdiction and responsibility over any changes to, or replacement of, the existing Mackinnon Avenue bridge. Appendix C provides a detailed history of the coordination efforts between the City and Caltrans regarding a potential bridge realignment. This appendix also includes a recent letter from Caltrans describing the agency's continued efforts in realizing the implementation of a realigned Mackinnon Avenue bridge as part of the I-5 widening project.

The ultimate configuration of the Mackinnon Avenue bridge would not affect the proposed park project or the elimination of through access on Mackinnon Avenue.

Pedestrian Access

A total of three pedestrian access points are planned for the proposed park. Two access points dedicated to pedestrian use would be located along the western boundary of the property. A park entry sign and a pedestrian pathway would greet pedestrians entering the park from the northwest corner, near the teen center. The second pedestrian entry would be located near the amphitheatre. This entrance was anticipated during the Cardiff Glen residential development to the west of the park and sidewalks leading up to this entrance already exist. A third pedestrian entry point to the southern portion of the site would be located along Mackinnon Avenue. The existing bridge has a sidewalk

that would be extended into the park. All of the pedestrian entries would link to the trail system within the park.

To ensure pedestrian safety in the vicinity of the pedestrian access points, the City would implement modifications to the circulation system, including appropriate stop controls and crosswalk facilities. Specifically, the project includes the recommendations set forth in the Traffic Impact Analysis (Appendix B), namely an all-way stop control at the Mackinnon Avenue park access, dedicated eastbound (outbound) left- and west-bound right-turn lanes at the Mackinnon Avenue park access, a sidewalk on the north side of the Mackinnon Avenue park access driveway, and an all-way stop control at the Villa Cardiff Drive/Mackinnon Avenue Extension intersection.

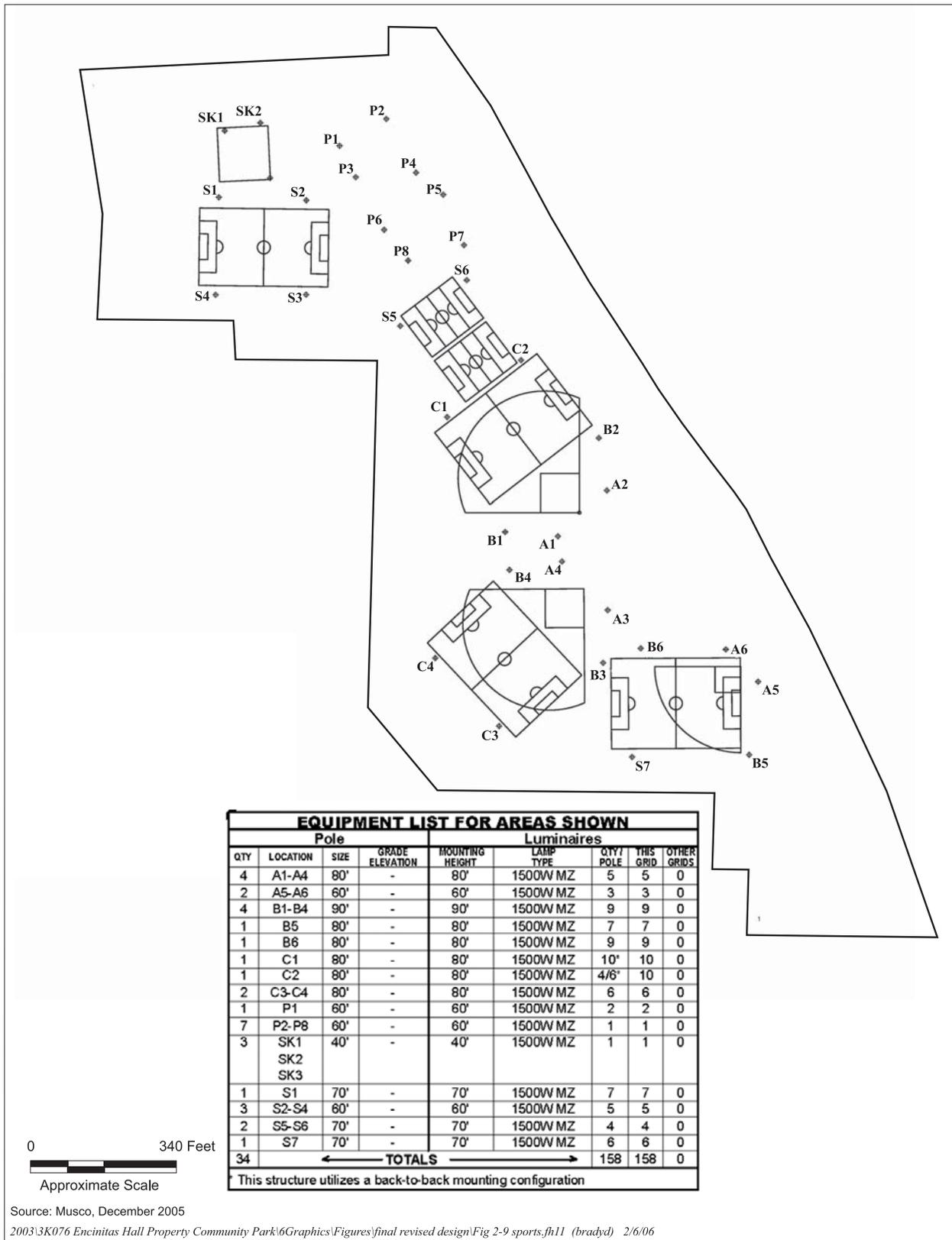
2.5.12 Park Lighting

To address the environmental implications of lighting the athletic fields at the Hall Property Community Park, athletic field lighting is being considered and analyzed in this EIR. However, the City has not formally decided whether the athletic fields would be lit. If athletic field lighting were to be provided as proposed, lighting standards up to 90 feet tall would be provided in specific locations within the park. The design of the athletic field lighting has been developed by Musco Sports Lighting. The location and specifications of the athletic field lights considered in this EIR are provided in Figure 2-7. If athletic field lighting were provided, play could be scheduled to serve organized resident sports leagues and other events through the evening hours, until 10:00 PM. To address the potential athletic field lighting, this EIR considers the possibility of lighting 7 days a week, until 10:00 PM.

In addition to the potential lighting of the athletic fields, the park would include lights throughout the facility for safety and security. General park lighting would be located on buildings, along trails, within the dog park, and within the parking lots. The lighting design for these park areas has been developed by King Luminaire Company, Inc. Lighting for general safety and security would include low-level pedestrian lighting or standard light fixtures, including pole heights ranging from 16.5 feet to 20 feet tall.

2.5.13 Park Landscaping

The landscape concept plan for the proposed park is shown in Figure 2-4. The associated plant palette is shown in Table 2-3. The majority of the landscaping features are located along the perimeter of the site and the plant palette is generally drought-tolerant where appropriate.



**Figure 2-7
Athletic Field Lighting Plan**

Table 2-3. Landscape Plant Palette

Trees	Shrubs	Ground Cover
crape myrtle (<i>Lagerstroemia indica</i>)	acacia (<i>Acacia redolens</i>)	yarrow (<i>Achillea</i> spp.)
purple leaf plum (<i>Prunus cerasifera</i>)	blue hibiscus (<i>Alyogyne huegelii</i>)	Monterey carpet (<i>Arctostaphylos hookeri</i>)
flowering pear (<i>Pyrus calleryana</i>)	coyote bush (<i>Baccharis</i> spp.)	creeping saltbush (<i>Atriplex semibaccata</i>)
Torrey pine (<i>Pinus torreyana</i>)	butterfly bush (<i>Buddleia davidii</i>)	prostrate wild lilac (<i>Ceanothus griseus horizontalis</i>)
Italian alder (<i>Alnus cordata</i>)	wild lilac (<i>Ceanothus 'Julia Phelps'</i>)	California poppy (<i>Eschscholzia californica</i>)
London plane tree (<i>Platanus acerifolia</i>)	western red bud (<i>Cercis occidentalis</i>)	blue oat grass (<i>Helictotrichon sempervirens</i>)
California sycamore (<i>Platanus racemosa</i>)	rockrose (<i>Cistus</i> spp.)	honeysuckle (<i>Lonicera japonica</i>)
coast live oak (<i>Quercus agrifolia</i>)	Pride of Madeira (<i>Echium fastuosum</i>)	lupine (<i>Lupinus</i> spp.)
valley oak (<i>Quercus lobata</i>)	toyon (<i>Heteromeles arbutifolia</i>)	myoporum (<i>Myoporum parvifolium</i>)
California pepper (<i>Schinus molle</i>)	deergoass (<i>Muhlenbergia rigens</i>)	beard tongue (<i>Penstemon</i> spp.)
evergreen elm (<i>Ulmus parvifolia</i>)	myoporum (<i>Myoporum pacifica</i>)	rosemary (<i>Rosemarinus</i> spp.)
Senegal date palm (<i>Phoenix reclinata</i>)	fountain grass (<i>Pennisetum cupreum</i>)	
California fan palm (<i>Washingtonia filifera</i>)	photinia (<i>Photinia fraseri</i>)	
	mock orange (<i>Pittosporum tobia</i> [variegated])	
	Catalina cherry (<i>Prunus ilicifolia</i>)	
	California coffee berry (<i>Rhamnus californica</i>)	
	lemonade berry (<i>Rhus integrifolia</i>)	
	gooseberry (<i>Ribes</i> spp.)	
	rose (<i>Rosa</i> spp.)	
	sage (<i>Salvia</i> spp.)	
	xylosma (<i>Xylosma congestum</i>)	

Along the western and southern boundaries, landscaping serves a dual purpose: aesthetics for the trail component and a buffer for the adjacent residential areas. This buffer and trail area would be densely planted with a variety of trees and shrubs to provide definition between the trails and gardens and the adjacent residential areas as well as the turf fields to the east. The buffer area ranges in width up to approximately 150 feet. A landscape buffer would also be located between the easternmost roadway, running north/south through the park and the slope leading to I-5. Specifically designed landscaping would be provided as appropriate around individual features and structures, such as shade trees around picnic areas and sitting locations, separation between turf fields, along walkways, etc. The dog park would be designed to allow running room and play areas for dogs and pet owners. All of the parking lots would be landscaped in the medians to provide a pervious area to catch water runoff. In the area surrounding the teen center there are existing mature trees that would be maintained in place and incorporated into the landscape plan.

2.5.14 North Zone Alternative Overlay Option

While the City desires to provide the opportunity for an aquatics facility as shown on the overall plan for the park, the pool may not be developed at the same time as the rest of the park. To account for this, an alternative design for the northwest corner of the project site has been developed, which excludes the pool. This option is shown in Figure 2-8, which depicts how the park would be developed without the pool. As shown in this design, if the aquatic facility were not developed, that location would be left as open turf with landscaping dividing the area into two separate portions. The other attributes of the park would remain the same. To provide a full environmental analysis of potential conditions, this EIR considers development of the aquatic facility, even though it may not be immediately developed.

2.6 PROJECT CONSTRUCTION

Portions of the project site would be graded to smooth the surface and prepare generally flat athletic fields and building pads. The conceptual site grading plan is shown in Figure 2-9. The site design and grading would follow and typically maintain the existing topography of the site with the highest elevations in the southeast corner, near Mackinnon Avenue, descending towards the northwest. Grading of the lowest portion of the site, along the central portion of the western boundary, would follow existing contours and would generally maintain the current drainage pattern into the existing low-lying area near Rossini Creek. Grading in the dog park area would also mimic the existing topography and drainage patterns of that parcel.

The City is planning for balanced grading for the Hall Property Community Park. Approximately 126,000 cubic yards of soil would be graded at the site. Due to the size of the site, the cut and fill operations are planned to balance onsite (i.e., soil excavated from one area would be placed in another area within the site) and substantial import and/or export of soil is not anticipated.

The project would require the demolition and removal of all remaining structures in various locations onsite. Currently, 13 structures are located on the project site. Five residential homes are located onsite, including the Hall House. Other structures remaining onsite include two metal clad buildings and five wood frame structures that were associated with the commercial greenhouse operations.

Construction of the park is anticipated to be completed in phases and is expected to begin in the spring or summer of 2008. At this time, the City anticipates that the proposed park would be developed in two phases. The first phase would include construction of all the park access and internal roadways and all parking lots. Also included in the first phase would be the construction of the athletic fields and associated restrooms, concessions, and athletic field viewing areas. Any

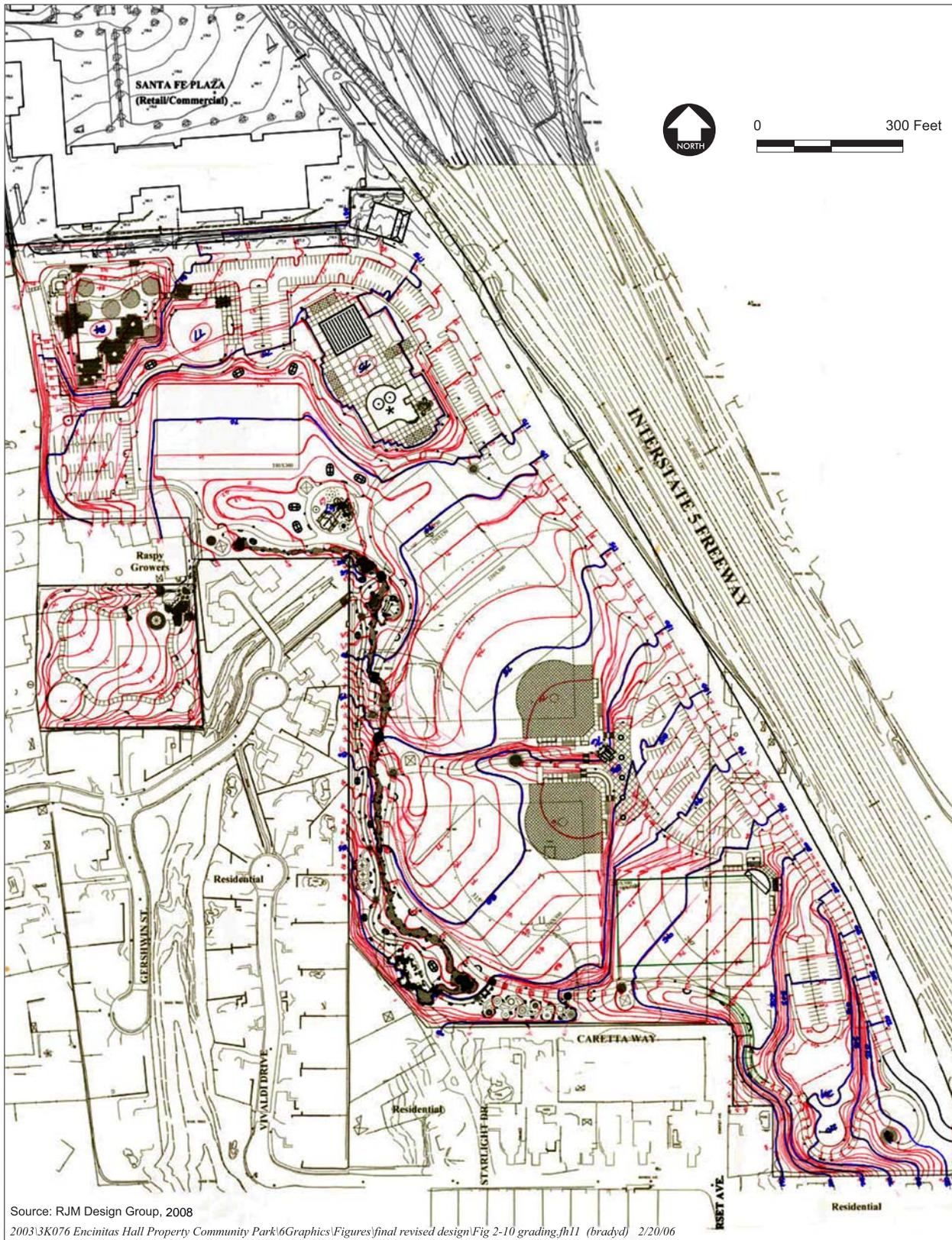


Preliminary Planting Legend

Trees:	Shrubs:	Ground Cover:
Lagerstroemia indica / Crape Myrtle	Acacia redolens / Acacia	Achillea spp. / Yarrow
Prunus cerasifera / Purple Leaf Plum	Alyogyne huegelii / Blue Hibiscus	Arctostaphylos hookeri / Monterey Carpet
Pyrus calleryana / Flowering Pear	Baccharis spp. / Coyote Bush	Atriplex semibaccata / Creeping Saltbrush
 	Buddleia davidii / Butterfly Bush	Ceanothus griseus horizontalis / Prostrate Wild Lilac
 	Ceanothus 'Julia Phelps' / Wild Lilac	Eschscholzia californica / California Poppy
 	Cercis occidentalis / Western Red Bud	Helictotrichon sempervirens / Blue Oat Grass
Pinus torreyana / Torrey Pine	Cistus spp. / Rockrose	Lonicer japonica / Honeysuckle
Alnus cordata / Italian Adler	Echium fastuosum / Pride of Maderia	Lupinus spp. / Lupine
Platanus acerifolia / London Plane Tree	Heteromeles arbutifolia / Toyon	Myoporum parvifolium / Myoporum
Platanus racemosa / California Sycamore	Muhlenbergia rigens / Deergrass	Penstemon spp. / Beard Tongue
 	Myoporum pacifica / Myoporum	Rosmarinus spp. / Rosemary
Quercus agrifolia / Coast Live Oak	Pennisetum cuprieum / Fountain Grass	
Quercus lobata / Valley Oak	Photinia fraseri / Photinia	
 	Pittosporum tobia (variegated) / Mock Orange	
Schinus molle / California Pepper	Prunus ilicifolia / Catalina Cherry	
Ulmus parvifolia / Evergreen Elm	Rhamnus californica / California Coffee Berry	
 	Rhus integrifolia / Lemonade Berry	
Phoenix reclinata / Senegal Date Palm	Ribes spp. / Gooseberry	
Washingtonia filifera / California Fan Palm	Rosa spp. / Rose	
	Salvia spp. /	
	Xylosoma coricestum /	

Source: RJM Design Group, August 2004
 2003\3K076 Encinitas Hall Property Community Park\6Graphics\Figures\final revised design\Fig 2-10 northzone.fh11 (bradyd) 2/6/06

Figure 2-8
Conceptual North Zone Overlay Option



**Figure 2-9
Preliminary Grading Plan**

features required by various permits, such as grading or building permits would also be constructed in the first phase. Development of the remainder of the park components would occur in a second phase. It is anticipated that construction would take approximately 18 months to complete. The park is expected to be open for public use in 2010.

2.7 PROJECT OPERATION AND MAINTENANCE

The park would be staffed with an onsite Park Host. The Park Host would serve as a general supervisor and would be responsible for contacting the appropriate authorities if suspicious activities or problems were to occur within the park, specifically during nighttime hours. The Park Host is expected to live onsite in a recreational vehicle. The Park Host trailer is anticipated to be located in the northwest corner of the park, near the teen center parking lot to provide onsite screening and monitoring of park use and activities. The teen center and aquatic facility would also be staffed with part-time employees to coordinate and supervise events and activities.

Maintenance of the park would require a three- to five-person grounds crew. The required personnel would work 7 days a week. Typical maintenance operations would include mowing the grassy areas, landscaping, building and structure maintenance, removing trash, etc. Motorized maintenance equipment would be used from 7:00 AM to 3:00 PM.

As defined by Encinitas Park and Recreation Department policy (PR P012), an Integrated Pest Management (IPM) program would be used to control pest problems or infestations on the park property in the least toxic manner possible. A maintenance yard would be located in the northeast corner of the park, on the northern side of the access road. This facility would allow storage of equipment and the refuse collection enclosure. The maintenance yard would be approximately 60 feet by 60 feet with an approximate 1,200-square-foot enclosed structure.

2.8 INTENDED USE OF THIS EIR

This Program EIR is an informational document that is intended to inform public agency decision makers and the public of the environmental effects of the proposed project and potential mitigation for those effects. In addition, this EIR describes a reasonable range of alternatives to the project. As described in the CEQA Guidelines, Section 15168(a), a program EIR is used to provide a means of evaluating a series of actions that can be characterized as one large project and are related to each other (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of continuing programs; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways. A

program EIR was determined to be the appropriate CEQA document for the proposed project as there are components, such as the aquatic facility, that are currently designed at a conceptual level of detail. Subsequent activities and components of the project must be compared to the EIR to determine whether additional environmental documentation is required. CEQA Guidelines, Section 15168(c) provides criteria to determine if actions are adequately addressed in a previously completed program EIR. If a future action is determined to be adequately addressed in this program EIR, no additional CEQA review would be necessary. CEQA Guidelines, Section 15168(c)(5) specifies that “A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.” This EIR is as specific as possible regarding all proposed park components and it is anticipated that the majority of the project would not require additional environmental review as project level analysis is provided in this EIR.

This EIR is intended to be used by lead, responsible, and trustee agencies that may have review authority over the project. Agencies that are expected to use the EIR as a reference for future actions include:

- City of Encinitas
- SDWD
- County of San Diego Department of Environmental Health (DEH)
- Caltrans

Actions and approvals required from the City in association with the proposed project include:

- Major Use Permit
- Design Review Permit
- Coastal Development Permit
- General Plan Amendment, Local Coastal Plan Amendment, and Zoning Amendment for height of athletic field light standards¹
- Grading Permit and Building Permit
- National Pollutant Discharge Elimination System Permit

¹ The height of recreational field lighting is currently limited by the General Plan, Local Coastal Plan, and zoning ordinance height limitation, which limit structural heights on the property to 30 feet. Amendments to the General Plan, Local Coastal Plan, and Zoning Ordinance height limitation would be necessary to allow for recreational field lighting standards in excess of 30 feet tall if a project including athletic field lighting is approved.

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